

012.A

0002

0002.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

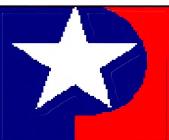
571,700 / 571,700

USE VALUE:

571,700 / 571,700

ASSESSED:

571,700 / 571,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
115-117		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: GIBREE BRIAN J &

Owner 2: OSIT REBECCA L

Owner 3:

Street 1: 115 - 117 LAKE STREET UNIT #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OSIT LESLIE/IRENE/REBECCA -

Owner 2: GILBREE BRIAN J -

Street 1: 117 LAKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2361 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8106																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	568,400	3,300		571,700		311153
							GIS Ref
							GIS Ref
							Insp Date
							06/07/18

Source:	Market Adj Cost	Total Value per SQ unit /Card:	242.14	/Parcel:	242.1	Entered Lot Size	Parcel ID	012.A-0002-0002.2
						Total Land:		
						Land Unit Type:		

!15705!

USER DEFINED

Prior Id # 1:	9476
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:23:35
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
OSIT LESLIE/IRE		53289-150		7/29/2009	Family			1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	1272	Porch	17,000	C				
1/8/2013	28	Manual	40,737	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Measured	DGM	D Mann
6/13/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/7/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			A Bath:	Rating:								
Sty Ht: 1A - 1 Sty +Attic				3/4 Bath: 1	Rating: Average												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:												
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: BROWN																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Year Blt: 1923	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other									
Jurisdct: G14		Fact: .		WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	9	4					
Sec Int Wall:		%		Floor: M - Multi-Level				Additions:									
Partition: T - Typical				% Own: 62.000000000				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors: 5 - Lino/Vinyl	20%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 012.A-0002-0002.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		10X20	A	AV	1923	27.50	T	40	102			3,300		3,300
More: N				Total Yard Items: 3,300				Total Special Features:				Total: 3,300					
SKETCH																	
Un Sketched SubAreas: GLA: 2361,																	
SUB AREA								SUB AREA DETAIL									
Code	Description	Area - SQ		Rate - AV		Undepr Value		Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
GLA	Gross Liv Ar	2,361		314.610		742,785											
Net Sketched Area: 2,361 Total: 742,785																	
Size Ad	2361	Gross Are		2361		FinArea		2361									
IMAGE																	
AssessPro Patriot Properties, Inc																	